



City of Norfolk

Office of the City Manager

C: ACM Stein

October 3, 2006

To the Honorable Council
City of Norfolk, Virginia

Re: Change of Zoning & Special Exceptions –
2388 – 2390 E. Little Creek Road from C-
3 (Retail Center) District to Conditional C-
2 (Corridor Commercial) District.

Ladies and Gentlemen:

I. **Recommended Action:** Schedule public hearing.

II. **Overview**

This agenda item is to permit a rezoning and special exception on property located at 2388 – 2390 E. Little Creek Road.

III. **Analysis**

A. **General**

This site is located in a C-3 (Retail Center) district that generally encompasses the Roosevelt Garden Shopping Center. This site, located on the northwest corner of East Little Creek Road and Mona Avenue, is owned by the applicant and is not a part of the shopping center. The applicant operates a gas station and an automobile repair facility with three repair bays on the site. The current auto related uses on this site are nonconforming uses having been legally established before the current Zoning Ordinance which requires special exceptions for these uses. Adjoining the gas station is a second building currently operating as a shoe repair business.

The applicant is proposing to expand the existing building by adding one additional repair bay and an automated car wash bay with 24 parking spaces delineated on the site. The second building containing the shoe repair business will be converted to a deli. The applicant has submitted the above applications for a conditional zoning change and the special exceptions in order to receive approval for the proposed expansion of the operations.

The proposed hours of operations are from 6:00 a.m. until 11:00 p.m. Mondays through Saturdays and from 7:00 a.m. until 9:00 p.m. on Sundays.

B. Fiscal
N/A

C. Environmental
The applicant has submitted his plans for review and approval by the Site Plan Review Committee which will include a review by our Bureau of Environmental Services.

D. Community Outreach/Notification
In accordance with the Norfolk City Charter and Virginia state law, a public hearing is required for this item. Notification for this item will be conducted through the City of Norfolk's agenda notification process.

IV. Board/Commission Action

By a 6 to 0 vote, the Planning Commission recommends that the rezoning be **approved** subject to the conditions:

- 1) The site shall be developed in conformity with the site plan set forth in "Exhibit A," attached hereto. The attached site plan may, at the request of the Department of Planning, be required to be revised during the site plan approval process so as to comply with applicable regulations.
- 2) The site will solely be used for automobile repair facility, a gas station, a car wash and an eating establishment.
- 3) The hours of operation will be from 6:00 a.m. until 11:00 p.m., Monday through Saturday, and from 7:00 a.m. until 9:00 p.m. on Sunday.

The proposed special exception for an automobile repair facility be approved subject to the conditions:

- 1) The hours of operation are from 6:00 a.m. until 11:00 p.m., Monday through Saturday, and from 7:00 a.m. until 9:00 p.m. on Sundays.
- 2) There shall be no storage of inoperative or wrecked vehicles.
- 3) All cars on the premises shall have current inspection and registration stickers.
- 4) All repair work shall be done inside a building.

- 5) There shall be no pay phones located anywhere on the premises outside of any enclosed building.
- 6) The premises shall be kept clean and sanitary at all times.
- 7) There shall be no more than four (4) repair bays on the premises.
- 8) All signage on the premises, with exception of the principle sign located at the southeast corner of the site, shall conform to the regulations of the applicable zoning district.

The proposed special exception for a car wash facility be approved subject to the conditions:

- 1) The hours of operation for the car wash shall be from 6:00 a.m. until 11:00 p.m., Monday through Saturday, and from 7:00 a.m. until 9:00 p.m. on Sunday.
- 2) There shall only be one car wash bay permitted on the site.
- 3) Prior to commencing operation of the car wash, the applicant must obtain written authorization from the Norfolk Division of Stormwater Management indicating that the site has been reviewed and approved for use as a car wash.

The proposed special exception for a gas station facility be approved subject to the conditions:

- 1) On-site lighting shall be directed and shielded so as not to glare into any nearby properties or public right-of-way.
- 2) The dumpster shall be gated and screened such that it is not visible from any public right-of-way.
- 3) There shall be no more than four (4) fueling pumps for the fueling of motor vehicles.
- 4) The hours of operation are from 6:00 a.m. until 11:00 p.m., Monday through Saturday, and from 7:00 a.m. until 9:00 p.m. on Sundays.

The City Council, in considering these conditions, must also determine that the proposed Special Exception complies with each of the requirements of Section 25-7 of the Zoning Ordinance of the City of Norfolk. The requirements address compatibility with the objectives and policies of The General Plan of Norfolk, assurance against a negative


impact on the value of other properties within the neighborhood, traffic congestion, impact on natural resources (water and air quality) and other conditions as noted in the attached ordinance.

It should be noted that violation of any provision or condition of this ordinance shall be punishable in accordance with the enforcement procedures set forth in Chapter 23 of the Zoning Ordinance of the City of Norfolk, 1992 (as amended) and shall constitute grounds for revocation of this Special Exception.

V. Conclusion

It is recommended that the City Council schedule a public hearing for this agenda item.

Respectfully submitted,


Regina V.K. Williams
City Manager

Coordination/Outreach

This letter has been coordinated with the Department of Planning and Community Development and the City Attorney's Office.

9/14/06 trr

Form and Correctness Approved: *BMP*

Contents Approved:

By

Charles B. B.
Office of the City Attorney

NORFOLK, VIRGINIA

By

DEPT.

*Lance M. Newcomb***ORDINANCE No.**

AN ORDINANCE TO REZONE PROPERTY LOCATED AT 2388 TO 2390 EAST LITTLE CREEK ROAD FROM C-3 (RETAIL DISTRICT) TO CONDITIONAL C-2 (CORRIDOR COMMERCIAL).

- - -

BE IT ORDAINED by the Council of the City of Norfolk:

Section 1:- That the property located at 2388 to 2390 East Little Creek Road is hereby rezoned from C-3 (Retail District) to Conditional C-2 (Corridor Commercial). The property which is the subject of this rezoning is more fully described as follow:

Property located on the northwestern corner of East Little Creek Road and Mona Avenue; property fronts 200 feet, more or less, along the northern line of East Little Creek Road and 250 feet, more or less, along the western line of Mona Avenue; premises numbered as 2388 to 2390 East Little Creek Road.

Section 2:- That the property rezoned by this ordinance shall be subject to the following conditions:

- (a) The site shall be developed in conformity with the site plan set forth in "Exhibit A," attached hereto. The attached site plan may, at the request of the Department of Planning, be required to be revised during the site plan approval process so as to comply with applicable regulations.
- (b) The site will solely be used for automobile repair facility, a gas station, a car wash and an eating establishment.
- (c) The hours of operation will be from 6:00

a.m. until 11:00 p.m., Monday through
Saturday, and from 7:00 a.m. until 9:00 p.m
on Sunday.

Section 3:- That this ordinance shall be in effect
from the date of its adoption.

ATTACHMENT

Exhibit A (1 page)



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PAIRING PROBLEM 24
PAIRING METHOD:
SERVICE STATION = (3 SP/BAV)*(4 DAYS) = 12 SPACES
DEU MARKET = (1 SP/200 SP/740 SP) = 4 SPACES
EMPLOYEE = (1SP/EMP)(N EMP) = 8 SPACES
TOTAL REQ'D = 24 SPACES

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[illegible]

**THE
SPECTRA GROUP, INC.**
563 Central Drive
Virginia Beach, Virginia 23454
Ph: (757) 497-5862
Fax: (757) 496-0017

Designed By:	CAT
Drawn By:	SAH
Decided By:	CA1
Date:	6/26/06

VIRGINIA

9/14/06 trr

Form and Correctness Approved:

Contents Approved:

By Adam M. B.
Office of the City Attorney

NORFOLK, VIRGINIA

By James D. M. Newcomb
DEPT.**ORDINANCE No.**

AN ORDINANCE GRANTING A SPECIAL EXCEPTION TO OPERATE AN AUTOMOBILE REPAIR FACILITY ON PROPERTY LOCATED AT 2388 TO 2390 EAST LITTLE CREEK ROAD.

- - -

BE IT ORDAINED by the Council of the City of Norfolk:

Section 1:- That a Special Exception is hereby granted to permit the operation of an automobile repair facility on property located at 2388 to 2390 East Little Creek Road. The property which is the subject of this Special Exception is more fully described as follows:

Property located on the northwestern corner of East Little Creek Road and Mona Avenue; property fronts 200 feet, more or less, along the northern line of East Little Creek Road and 250 feet, more or less, along the western line of Mona Avenue; premises numbered as 2388 to 2390 East Little Creek Road.

Section 2:- That the Special Exception granted hereby shall be subject to the following conditions:

- (a) The hours of operation are from 6:00 a.m. until 11:00 p.m., Monday through Saturday, and from 7:00 a.m. until 9:00 p.m. on Sundays.
- (b) There shall be no storage of inoperative or wrecked vehicles.
- (c) All cars on the premises shall have current inspection and registration stickers.
- (d) All repair work shall be done inside a building.
- (e) There shall be no pay phones located anywhere on the premises outside of any enclosed building.
- (f) The premises shall be kept clean and sanitary at all times.

- (g) There shall be no more than four (4) repair bays on the premises.
- (h) All signage on the premises, with exception of the principle sign located at the southeast corner of the site, shall conform to the regulations of the applicable zoning district.

Section 3:- That the City Council hereby determines that the Special Exception granted herein complies with each of the requirements of § 25-7 of the Zoning Ordinance of the City of Norfolk, 1992 (as amended), namely that:

- (a) The proposed use and development will be in harmony with the objectives and policies of the adopted General Plan of Norfolk and with the general and specific purposes for which this ordinance was enacted and for which the regulations of the district in question were established;
- (b) The proposed use and development will not substantially diminish or impair the value of the property within the neighborhood in which it is located;
- (c) The proposed use and development will not have an adverse effect upon the character of the area or the public health, safety and general welfare. Conditions may be applied to the proposed use and development, as specified in section 25-8 below, to mitigate potential adverse impacts;
- (d) The proposed use and development will be constructed, arranged and operated so as not to interfere with the use and development of neighboring property in accordance with the applicable district regulations;
- (e) The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage

structures, police and fire protection, refuse disposal, parks, libraries, and schools;

- (f) The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets;
- (g) The proposed use and development will not result in the destruction, loss or damage of natural, scenic or historic features of significant importance;
- (h) The proposed use and development will not cause substantial air, water, soil or noise pollution or other types of pollution which cannot be mitigated;
- (i) The proposed use and development will not cause a negative cumulative effect, when its effect is considered in conjunction with the cumulative effect of various special exception uses of all types on the immediate neighborhood and the effect of the proposed type of special exception use on the city as a whole;
- (j) The proposed use and development complies with all additional standards imposed on it by the particular provisions of the ordinance authorizing such use; and
- (k) No application for a special exception shall be recommended or granted until any and all delinquent real estate taxes owed to the City of Norfolk on the subject property have been paid.

Section 4:- Violation of any provision or condition of this ordinance or section 25-9 of the Zoning Ordinance of the City of Norfolk, 1992 (as amended) shall be punishable in accordance with the enforcement procedures set forth in Chapter 23 of said Zoning Ordinance and shall constitute grounds for revocation or cancellation of this Special Exception.

Section 5:- That this ordinance shall be in effect from the date of its adoption.

9/14/06 trr

Form CCO-003

Form and Correctness Approved: *RAF*

Contents Approved:

By *Admiral*

Office of the City Attorney

NORFOLK, VIRGINIA

By *Ramon M. Newland*

DEPT.

ORDINANCE No.

AN ORDINANCE GRANTING A SPECIAL EXCEPTION TO OPERATE A CAR WASH ON PROPERTY LOCATED AT 2388 TO 2390 EAST LITTLE CREEK ROAD.

- - -

BE IT ORDAINED by the Council of the City of Norfolk:

Section 1:- That a Special Exception is hereby granted authorizing the operation of a car wash on property located at 2388 to 2390 East Little Creek Road. The property which is the subject of this Special Exception is more fully described as follows:

Property located on the northwestern corner of East Little Creek Road and Mona Avenue; property fronts 200 feet, more or less, along the northern line of East Little Creek Road and 250 feet, more or less, along the western line of Mona Avenue; premises numbered as 2388 to 2390 East Little Creek Road.

Section 2:- That the Special Exception granted hereby shall be subject to the following conditions:

- (a) The hours of operation for the car wash shall be from 6:00 a.m. until 11:00 p.m., Monday through Saturday, and from 7:00 a.m. until 9:00 p.m. on Sunday.
- (b) There shall only be one car wash bay permitted on the site.
- (c) Prior to commencing operation of the car wash, the applicant must obtain written authorization from the Norfolk Division of Stormwater Management indicating that the site has been reviewed and approved for use as a car wash.

Section 3:- That the City Council hereby determines that the Special Exception granted herein complies with each of the

requirements of § 25-7 of the Zoning Ordinance of the City of Norfolk, 1992 (as amended), namely that:

- (a) The proposed use and development will be in harmony with the objectives and policies of the adopted General Plan of Norfolk and with the general and specific purposes for which this ordinance was enacted and for which the regulations of the district in question were established;
- (b) The proposed use and development will not substantially diminish or impair the value of the property within the neighborhood in which it is located;
- (c) The proposed use and development will not have an adverse effect upon the character of the area or the public health, safety and general welfare. Conditions may be applied to the proposed use and development, as specified in section 25-8 below, to mitigate potential adverse impacts;
- (d) The proposed use and development will be constructed, arranged and operated so as not to interfere with the use and development of neighboring property in accordance with the applicable district regulations;
- (e) The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools;
- (f) The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets;
- (g) The proposed use and development will not result in the destruction, loss or damage of natural, scenic or historic features of significant importance;
- (h) The proposed use and development will not cause substantial air, water, soil or noise pollution or other types of pollution which cannot be mitigated;
- (i) The proposed use and development will not cause a negative cumulative effect, when its effect is

considered in conjunction with the cumulative effect of various special exception uses of all types on the immediate neighborhood and the effect of the proposed type of special exception use on the city as a whole;

- (j) The proposed use and development complies with all additional standards imposed on it by the particular provisions of the ordinance authorizing such use; and
- (k) No application for a special exception shall be recommended or granted until any and all delinquent real estate taxes owed to the City of Norfolk on the subject property have been paid.

Section 4:- Violation of any provision or condition of this ordinance or section 25-9 of the Zoning Ordinance of the City of Norfolk, 1992 (as amended) shall be punishable in accordance with the enforcement procedures set forth in Chapter 23 of said Zoning Ordinance and shall constitute grounds for revocation or cancellation of this Special Exception.

Section 5:- That this ordinance shall be in effect from the date of its adoption.

9/14/06 trr

Form and Correctness Approved

Contents Approved:

By 
Office of the City Attorney

NORFOLK, VIRGINIA

By 
DEPT.**ORDINANCE No.**

AN ORDINANCE GRANTING A SPECIAL EXCEPTION TO OPERATE A GAS STATION ON PROPERTY LOCATED AT 2388 TO 2390 EAST LITTLE CREEK ROAD.

- - -

BE IT ORDAINED by the Council of the City of Norfolk:

Section 1:- That a Special Exception is hereby granted to permit the operation of a gas station on property located at 2388 to 2390 East Little Creek Road. The property which is the subject of this Special Exception is more fully described as follows:

Property located on the northwestern corner of East Little Creek Road and Mona Avenue; property fronts 200 feet, more or less, along the northern line of East Little Creek Road and 250 feet, more or less, along the western line of Mona Avenue; premises numbered as 2388 to 2390 East Little Creek Road.

Section 2:- That the Special Exception granted hereby shall be subject to the following conditions:

- (a) On-site lighting shall be directed and shielded so as not to glare into any nearby properties or public right-of-way.
- (b) The dumpster shall be gated and screened such that it is not visible from any public right-of-way.
- (c) There shall be no more than four (4) fueling pumps for the fueling of motor vehicles.
- (d) The hours of operation are from 6:00 a.m. until 11:00 p.m., Monday through Saturday, and from 7:00 a.m. until 9:00 p.m. on Sundays.

Section 3:- That the City Council hereby determines that the Special Exception granted herein complies with each of the

requirements of § 25-7 of the Zoning Ordinance of the City of Norfolk, 1992 (as amended), namely that:

- (a) The proposed use and development will be in harmony with the objectives and policies of the adopted General Plan of Norfolk and with the general and specific purposes for which this ordinance was enacted and for which the regulations of the district in question were established;
- (b) The proposed use and development will not substantially diminish or impair the value of the property within the neighborhood in which it is located;
- (c) The proposed use and development will not have an adverse effect upon the character of the area or the public health, safety and general welfare. Conditions may be applied to the proposed use and development, as specified in section 25-8 below, to mitigate potential adverse impacts;
- (d) The proposed use and development will be constructed, arranged and operated so as not to interfere with the use and development of neighboring property in accordance with the applicable district regulations;
- (e) The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools;
- (f) The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets;
- (g) The proposed use and development will not result in the destruction, loss or damage of natural, scenic or historic features of significant importance;
- (h) The proposed use and development will not cause substantial air, water, soil or noise pollution or other types of pollution which cannot be mitigated;
- (i) The proposed use and development will not cause a negative cumulative effect, when its effect is

considered in conjunction with the cumulative effect of various special exception uses of all types on the immediate neighborhood and the effect of the proposed type of special exception use on the city as a whole;

- (j) The proposed use and development complies with all additional standards imposed on it by the particular provisions of the ordinance authorizing such use; and
- (k) No application for a special exception shall be recommended or granted until any and all delinquent real estate taxes owed to the City of Norfolk on the subject property have been paid.

Section 4:- Violation of any provision or condition of this ordinance or section 25-9 of the Zoning Ordinance of the City of Norfolk, 1992 (as amended) shall be punishable in accordance with the enforcement procedures set forth in Chapter 23 of said Zoning Ordinance and shall constitute grounds for revocation or cancellation of this Special Exception.

Section 5:- That this ordinance shall be in effect from the date of its adoption.



City of Norfolk

Inter Department Correspondence Sheet

TO: City Manger

FROM: City Planning Commission

COPIES TO: _____

SUBJECT: Application for Rezoning (14 a, b, c, & d P.H. 24 Aug 2006)

PART 1: APPLICATION DESCRIPTION:

Nature of Application:

- a. **Change of Zoning:** From C-3 (Retail Center) District to conditional C-2 (Corridor Commercial) District.
- b. **Special Exception:** To operate an automobile repair facility.
- c. **Special Exception:** To operate a gas station
- d. **Special Exception:** To operate a car wash.

Location: 2390 East Little Creek (Maps 1 and 2)

Applicant: Bob Walter

Property Owner: Bob Walter

Description of proposed use:

This site is located in a C-3 (Retail Center) district that generally encompasses the Roosevelt Garden Shopping Center. This site, located on the northwest corner of East Little Creek Road and Mona Avenue, is owned by the applicant and is not a part of the shopping center. The applicant operates a gas station and an automobile repair facility with three repair bays on the site. The current auto related uses on this site are nonconforming uses having been legally established before the current Zoning Ordinance which requires special exceptions for these uses. Adjoining the gas station is a second building currently operating as a shoe repair business.

He is proposing to expand the existing building by adding one additional repair bay and an automated car wash bay with 24 parking spaces delineated on the site. The second building containing the shoe repair business will be converted to a deli. The applicant has submitted the above applications for a conditional zoning change and the special exceptions in order to receive approval for the proposed expansion of the operations.

The proposed hours of operations are from 6:00 a.m. until 11:00 p.m. Mondays through Saturdays and from 7:00 a.m. until 9:00 p.m. on Sundays.

Conditions proffered by applicant:

The applicant has proffered the following conditions:

1. The site will solely be used for an automobile repair facility, a gas station, a car wash and an eating establishment.
2. The site will be developed as shown on the attached site plan which shall be approved through the site review process contained in Chapter 26 "Site Plan Review" of the Zoning Ordinance of the City of Norfolk, 1992, as amended.
3. The hours of operations are from 6:00 a.m. until 11:00 p.m. Monday through Saturday and from 7:00 a.m. until 9:00 p.m. on Sunday.

Description of existing land use pattern:

The site is located along the north side of Little Creek Road along a commercial corridor that is developed with a wide range of uses including shopping centers, car sales, restaurants and banks. Located to the south of the site is the Calvary Christian Middle and Upper School.

To the north of the site is the Roosevelt Garden neighborhood.

PART 2: ANALYSIS/EVALUATION:

Prior Zoning History:

The Planning Commission has not recently considered any relevant applications in this vicinity.

Neighborhood Impact:

The proposed rezoning and special exceptions would permit the addition of one repair bay and a one bay automated car wash while providing enforceable conditions for these uses. Currently the operation on the site is legally nonconforming. The conditions generally associated with these uses should provide sufficient protection for the adjoining neighborhoods.

General Plan Impact:

This site is depicted in the General Plan in a commercial/office classification. The proposed and current uses are conforming to that classification.

Zoning Impact:

The applicant is currently operating a gas station and automobile repair facility and is a legal nonconforming site (grandfathered) for these uses. However, the applicant is seeking to expand the services by adding a repair bay and an automated car wash and the nonconforming status ceases and special exceptions are required.

The proposed additions to the site will require approval through the site plan review process and compliance with all applicable standards.

PART 3: RECOMMENDATION:

The Planning Commission recommends (by a 6 to 0 vote) that the rezoning be approved subject to the conditions:

- 1) The site shall be developed in conformity with the site plan set forth in "Exhibit A," attached hereto. The attached site plan may, at the request of the Department of Planning, be required to be revised during the site plan approval process so as to comply with applicable regulations.
- 2) The site will solely be used for automobile repair facility, a gas station, a car wash and an eating establishment.
- 3) The hours of operation will be from 6:00 a.m. until 11:00 p.m., Monday through Saturday, and from 7:00 a.m. until 9:00 p.m. on Sunday.

The proposed special exception for an automobile repair facility be approved subject to the conditions:

- 1) The hours of operation are from 6:00 a.m. until 11:00 p.m., Monday through Saturday, and from 7:00 a.m. until 9:00 p.m. on Sundays.
- 2) There shall be no storage of inoperative or wrecked vehicles.
- 3) All cars on the premises shall have current inspection and registration stickers.
- 4) All repair work shall be done inside a building.
- 5) There shall be no pay phones located anywhere on the premises outside of any enclosed building.

- 6) The premises shall be kept clean and sanitary at all times.
- 7) There shall be no more than four (4) repair bays on the premises.
- 8) All signage on the premises, with exception of the principle sign located at the southeast corner of the site, shall conform to the regulations of the applicable zoning district.

The proposed special exception for a car wash facility be approved subject to the conditions:

- 1) The hours of operation for the car wash shall be from 6:00 a.m. until 11:00 p.m., Monday through Saturday, and from 7:00 a.m. until 9:00 p.m. on Sunday.
- 2) There shall only be one car wash bay permitted on the site.
- 3) Prior to commencing operation of the car wash, the applicant must obtain written authorization from the Norfolk Division of Stormwater Management indicating that the site has been reviewed and approved for use as a car wash.

The proposed special exception for a gas station facility be approved subject to the conditions:

- 1) On-site lighting shall be directed and shielded so as not to glare into any nearby properties or public right-of-way.
- 2) The dumpster shall be gated and screened such that it is not visible from any public right-of-way.
- 3) There shall be no more than four (4) fueling pumps for the fueling of motor vehicles.
- 4) The hours of operation are from 6:00 a.m. until 11:00 p.m., Monday through Saturday, and from 7:00 a.m. until 9:00 p.m. on Sundays.
- 5) The proposed use and development will be in harmony with the objectives and policies of the adopted General Plan of Norfolk and with the general and specific purposes for which this ordinance was enacted and for which the regulations of the district in question were established;
- 6) The proposed use and development will not substantially diminish or impair the value of the property within the neighborhood in which it is located;
- 7) The proposed use and development will not have an adverse effect upon the character of the area or the public health, safety and general welfare.

Conditions may be applied to the proposed use and development, as specified in section 25-8 below, to mitigate potential adverse impacts;

- 8) The proposed use and development will be constructed, arranged and operated so as not to interfere with the use and development of neighboring property in accordance with the applicable district regulations;
- 9) The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools;
- 10) The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets;
- 11) The proposed use and development will not result in the destruction, loss or damage of natural, scenic or historic features of significant importance;
- 12) The proposed use and development will not cause substantial air, water, soil or noise pollution or other types of pollution which cannot be mitigated;
- 13) The proposed use and development will not cause a negative cumulative effect, when its effect is considered in conjunction with the cumulative effect of various special exception uses of all types on the immediate neighborhood and the effect of the proposed type of special exception use on the city as a whole;
- 14) The proposed use and development complies with all additional standards imposed on it by the particular provisions of the ordinance authorizing such use; and
- 15) No application for a special exception shall be recommended or granted until any and all delinquent real estate taxes owed to the City of Norfolk on the subject property have been paid.
- 16) Violation of any provision or condition of this ordinance shall be punishable in accordance with the enforcement procedures set forth in Chapter 23 of the Zoning Ordinance of the City of Norfolk, 1992 (as amended) and shall constitute grounds for revocation of this Special Exception.

MAPS:

1. Location
2. Location and zoning
3. Site Plan
4. Elevations

Property Description:


Property fronts 200 feet, more or less, along the northern line of E. Little Creek Road and 250 feet, more or less, along the western line of Mona Avenue; premises numbered 2388 – 2390 E. Little Creek Road.

Proponents:

Bob Walter
2390 East Little Creek Road
Norfolk, VA 23518

Opponents:

None



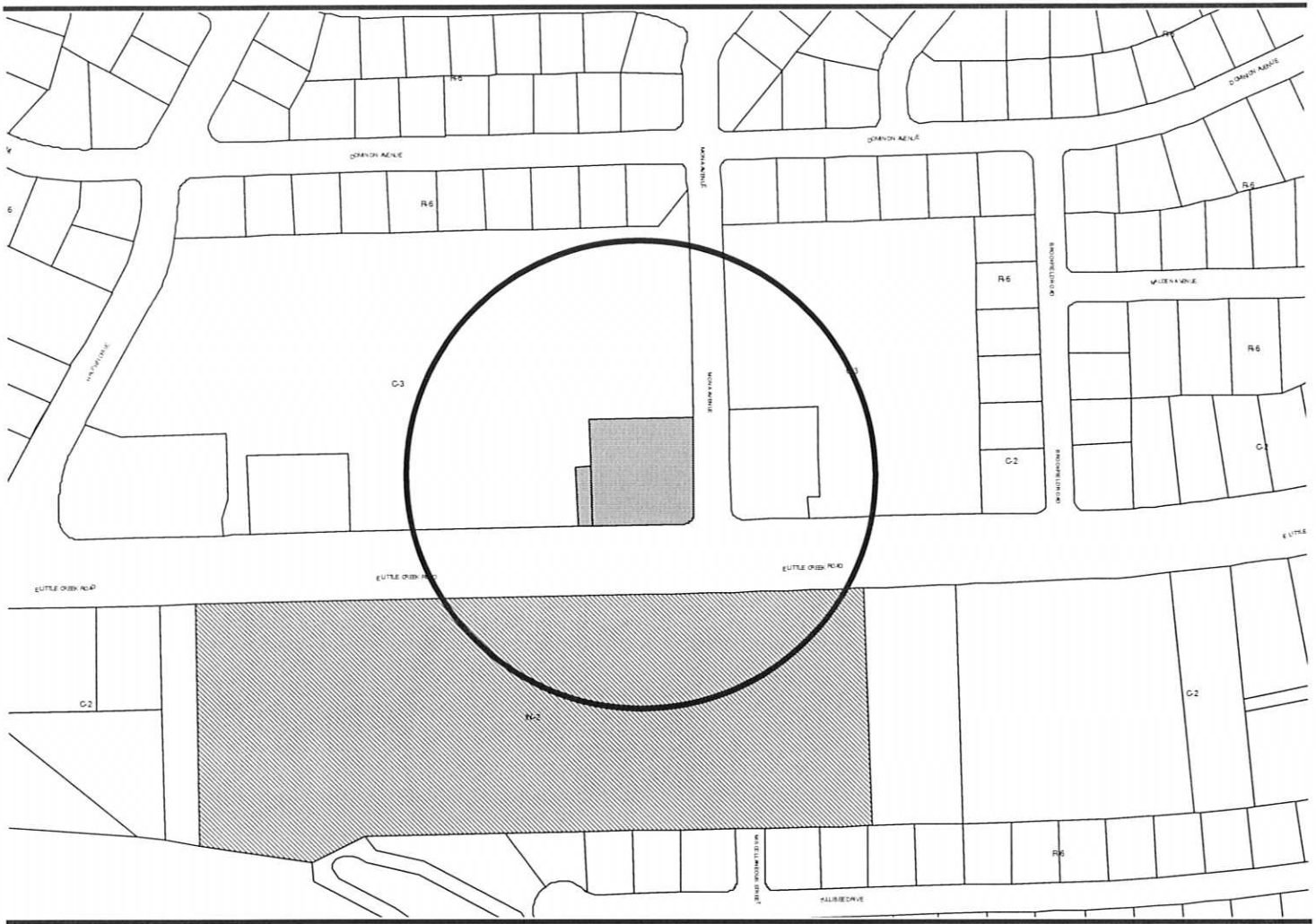
Stanley Stein
Acting Executive Secretary

Attachments

1. LOCATION AND ZONING

PROPOSED REZONING & SPECIAL EXCEPTION

BOB WALTER
2388-2390 East Little Creek Road



Planning Commission Public Hearing

August 24, 2006

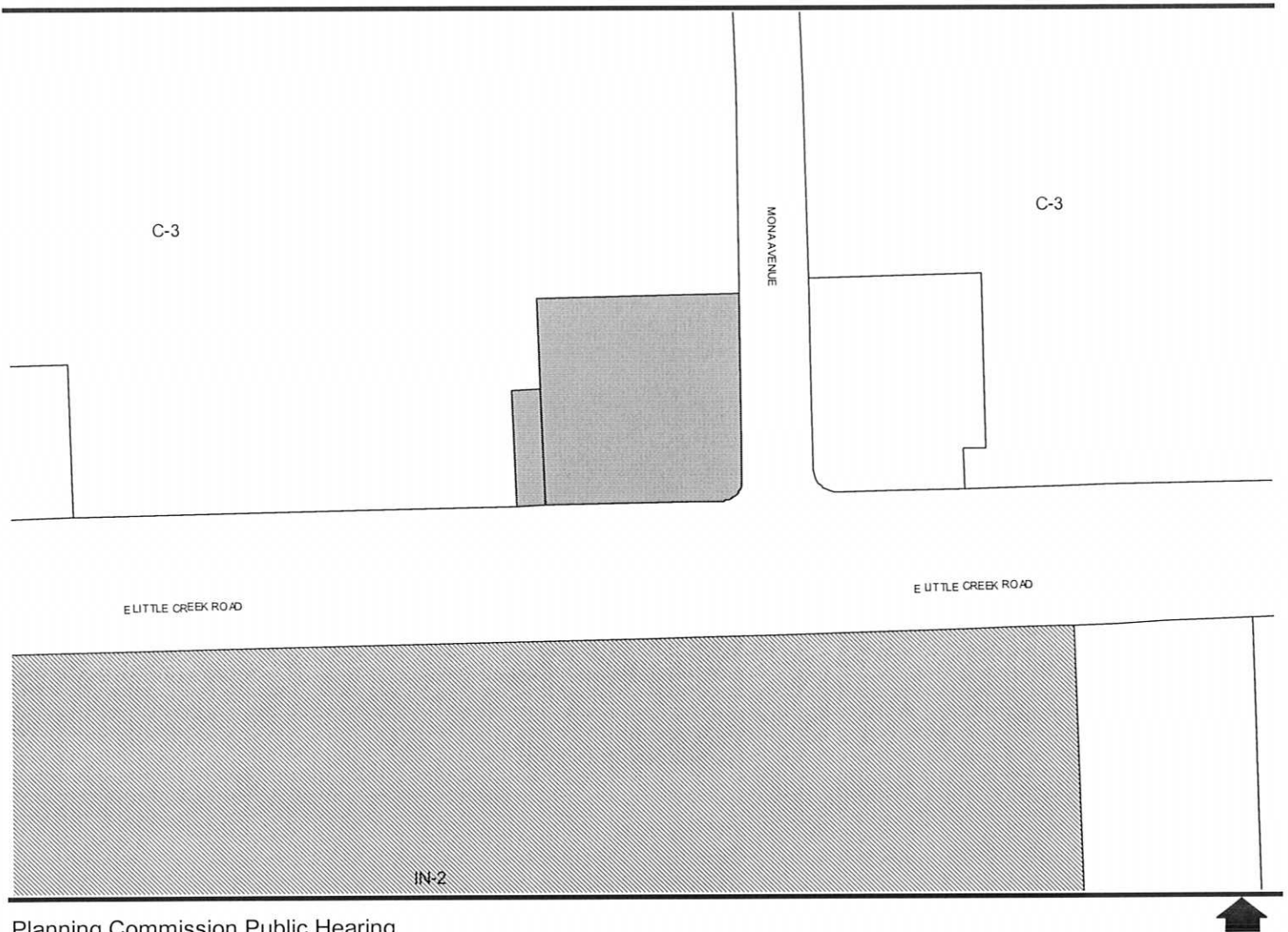
Application 14 a, b, & c

 Location

2. SITE

PROPOSED REZONING & SPECIAL EXCEPTION

BOB WALTER
2388-2390 East Little Creek Road



Planning Commission Public Hearing

August 24, 2006

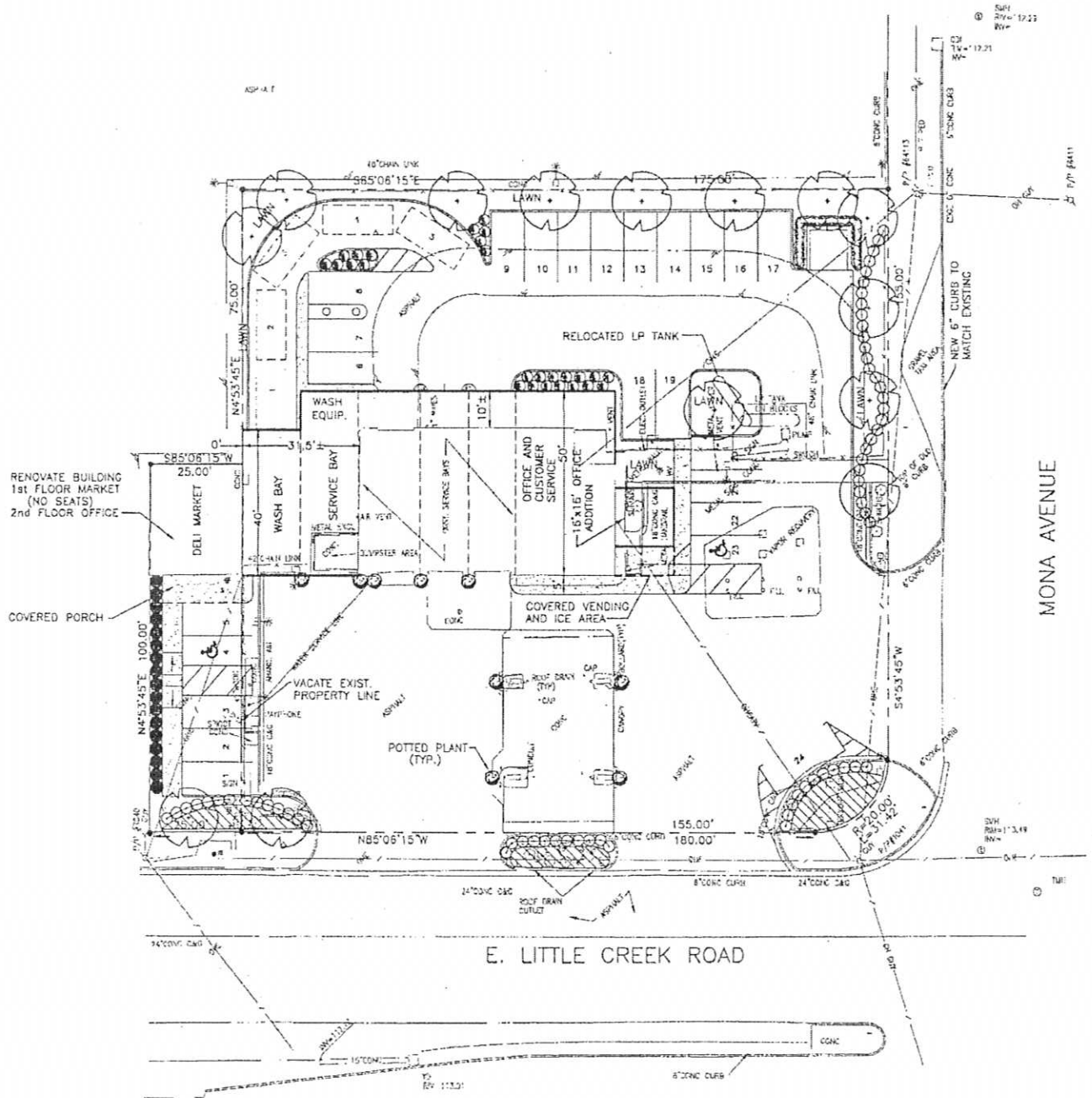
Application 14 a, b, & c

Location

3. SITE PLAN

PROPOSED REZONING & SPECIAL EXCEPTION

BOB WALTER
2388-2390 East Little Creek Road



Planning Commission Public Hearing

August 24, 2006

Application 14 a, b, & c